

**2017006922 00021**

FORSYTH CO. NC FEE \$26.00  
 PRESENTED & RECORDED  
 02/23/2017 08:11:44 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3333****PG: 2719 - 2729****APPOINTMENT OF SUBSTITUTE TRUSTEE**

RE: Mortgagor(s): Betty Barrow  
 Trustee: PRLAP, Inc.  
 Mortgagee: Bank of America, NA  
 Dated: April 25, 2008  
 Recorded: May 7, 2008  
 Book: RE 2830 Page: 2882

Substitute Trustee: Trustee Services of Carolina, LLC  
 Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT

File Number: 16-15028-FC01

STATE OF NORTH CAROLINA )

)

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

COUNTY OF Forsyth )

)

*Prepared by and return to:**Brock & Scott, PLLC**5431 Oleander Drive, Suite 200**Wilmington, NC 28403*

TAKE NOTICE THAT WHEREAS, *Betty Barrow* executed a Deed of Trust in the amount of **\$50,000.00** conveying the property therein to *PRLAP, Inc.*, Trustee, in favor of *Bank of America, NA*, its successors and assigns, as Lender/Mortgagee, as security for said Note, which Deed of Trust is dated **April 25, 2008** and recorded on **May 7, 2008** in **Book RE 2830 at Page 2882** in the Public Registry of *Forsyth* County, North Carolina (the "Deed of Trust"); and,

WHEREAS, U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT ("Holder") is the holder of the Note secured by the Deed of Trust and wishes to remove the said Trustee; and,

WHEREAS, the Deed of Trust provided that "Holder", its successors or assigns, may for any reason remove the Trustee and appoint his/her successor; and,

Submitted electronically by "Brock & Scott, PLLC FC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.



# APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, "Holder" now desires to exercise its right to remove the Trustee and any subsequent successor trustee and name **Trustee Services of Carolina, LLC** his/her successor as Substitute Trustee his/her successor (if more than one party is appointed, any party may act);

NOW THEREFORE, "Holder" does hereby remove the Trustee and any subsequent successor trustee in the Deed of Trust dated April 25, 2008 and recorded on May 7, 2008 in Book RE 2830 at Page 2882, in the Public Registry of Forsyth County, and does hereby appoint **Trustee Services of Carolina, LLC** as his/her successor as Substitute Trustee. The Substitute Trustee shall have all the rights, powers, duties, obligations and privileges conferred by the Deed of Trust on the Trustee.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosure property to whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assigned or other parties hereto, that the Substitute Trustee was duly authorized and empowered to execute same.

IN WITNESS WHEREOF, "Holder" has caused these presents to be executed in its name by its authorized signer, this 17th day of February, 20 17.

**U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT**

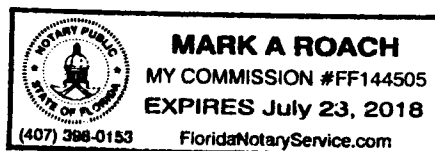
By: Anthony D'Addona  
Printed Name: Anthony D'Addona  
Title: Foreclosure Manager

STATE OF Florida )  
COUNTY OF Duval )

I, **Mark A. Roach**, a Notary Public of Florida <sup>NASSAU</sup> County and State of Florida, do hereby certify that **Anthony D'Addona** personally came before me this day and acknowledged that he/she is the **Foreclosure Manager** of Selene Finance LP servicer for U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT, and that he/she, as **Foreclosure Manager**, being authorized to do so, executed the foregoing in the capacity indicated. WITNESS my hand and official seal this 17th day of February, 20 17.

Mark A. Roach  
Notary Public  
(NOTARY SEAL)

7/23/18  
My Commission expires



# Exhibit A

---

## **Purpose of Document:**

The attached is a Corporate Resolution document that was provided by the lender. It permits individuals with titles that are lesser than Assistant Vice President, to sign on the company's behalf. This document is necessary in order to validate the signature block of the Substitution of Trustee.

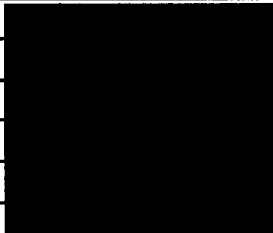
Considering only the name referenced in the signature block, pertains to this loan, then all of the additional names listed in the attachment do not require indexing with the county.

**ACTION OF THE GENERAL PARTNER  
OF SELENE FINANCE LP  
(a Delaware Limited Partnership)**

**Effective as of March 24, 2015**

Pursuant to the authority granted by the Amended and Restated Limited Partnership Agreement of Selene Finance LP, (the "Partnership") dated September 28, 2007, as amended (the "Agreement"), this resolution is hereby adopted, executed, and agreed to by **Selene Ventures GP LLC**, a Delaware limited liability company, as the general partner (the "General Partner") of the Partnership. The General Partner hereby consents to, approves and adopts the following actions and resolutions and directs that this written consent (this "Consent") be maintained in the books and records of the General Partner and the Partnership:

1. This Consent shall be deemed effective as of March 24, 2015.
2. **Executive Officers.** Each individual listed on the Schedule below is hereby appointed, or his/her earlier appointment is hereby re-confirmed, to the position opposite such person's name (each, an "Executive Officer") on such schedule.

Name	Title
	Chief Executive Officer
	President
	Chief Operating Officer
	Executive Vice President
	Chief Financial Officer
	Chief Information Officer

(a) Each Executive Officer shall have the power and authority to authorize the terms and conditions, and execute and deliver in the name of the Partnership, any instrument, document or agreement relating to any "Executive Officer Action".

(b) As used herein, an "Executive Officer Action" shall mean authorizing the terms and conditions and executing and delivering any of the following:

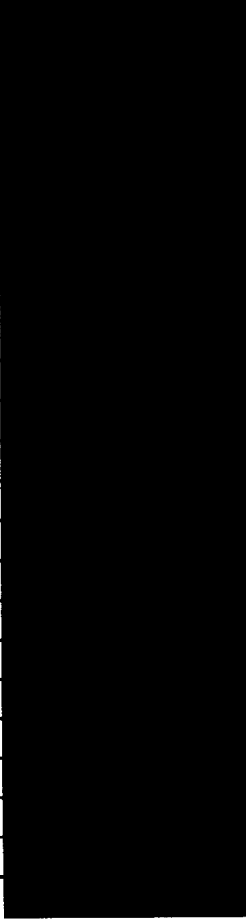
- (i) Instruments, documents or agreements which may be found necessary, proper, or expedient to be executed in conducting the business of the Partnership, including bid letters, letters of intent, servicing agreements, confidentiality and non-disclosure agreements;
- (ii) Leases for office space occupied by the Partnership and its employees and any contracts or agreements, including settlement agreements, obligating the Partnership to monetary obligations not to exceed \$100,000.00, *provided however, such contracts or agreements referred to in the preceding sentence have received the prior approval of the General Partner, if necessary, as such limitations on approval are more clearly*

*defined in the Amended and Restated Limited Partnership Agreement of the Partnership.*

- (iii) Notwithstanding anything to the contrary in the foregoing Section 2(b)(ii), it is hereby further resolved that Larry B. Litton, Jr. and Karen Bellezza shall have the sole authority to execute contracts or agreements that obligate the Partnership to monetary obligations that exceed \$100,000.00, *provided, however, such contracts or agreements referred to in the preceding sentence have received the prior approval of the General Partner, if necessary, as such limitations on approval are more clearly defined in the Amended and Restated Limited Partnership Agreement of the Partnership.*

(c) Each Executive Officer shall also have the power and authority to perform any action hereinafter designated to an Officer of the Partnership.

3. **Officers.** Each individual listed on the Schedule below is hereby appointed, or his/her earlier appointment is hereby re-confirmed, to the position opposite such person's name (each, an "Officer") on such schedule:

Name	Title
	Senior Vice President
	Senior Vice President
	Senior Vice President
	Senior Vice President
	Senior Vice President
	Senior Vice President
	Senior Vice President
	Senior Vice President
	Senior Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President
	Vice President, Information Security Officer*

---

Wesley Workman

Vice President

---

(a) Each Officer shall have the power and authority to authorize the terms and conditions, and execute and deliver in the name of the Partnership, any instrument, document or agreement relating to any Officer Action.

(b) As used herein, an "Officer Action" shall mean authorizing the terms and conditions and executing and delivering any of the following documents in connection with any mortgage loan serviced in the name of the Partnership, on its own behalf or in a fiduciary or agency capacity for an affiliate or third party:

- (i) Deeds and conveyances of any real or personal property;
- (ii) Leases of real and personal property (including those in which a security interest in personal property is granted);
- (iii) Any and all documents and agreements relating to an individual mortgage loan including, but not limited to, matters relating to the application for HUD insurance;
- (iv) Any endorsement of mortgage notes and/or assignment of security instruments (mortgages, deeds of trust, security deeds, etc.) relating to real estate loans held by the Partnership, either in its own behalf or in a fiduciary or agency capacity;
- (vi) Full or partial releases, subordinations and satisfactions of security instruments (mortgages, deeds of trust, security deeds, etc.) and modifications thereto relating to residential mortgage loans held by the Partnership, either in its own behalf or in a fiduciary or agency capacity;
- (vii) Any contract for insurance or the retention of independent contractors, including without limitation, real estate brokers, property appraisers or property managers: and
- (viii) Any endorsement of checks and other items payable to the Partnership for deposit

(c) Further, an "Officer Action" hereunder shall also include the authority to authorize the terms and conditions, and execute and deliver contracts and other binding agreements and related documents between the Partnership and its affiliates, vendors, and/or third parties that do not exceed \$25,000.00 per annum. Contracts and agreements that financially obligate the Partnership to fees in excess of \$25,000.00 require the approval of an Executive Officer.

(d) Notwithstanding the foregoing, Officers whose names and titles are reflected with an asterisk and the title "***Vice President, Risk Management\****" and "***Vice President, Information Security Officer\****" shall have the power and authority to execute and deliver

in the name of the Partnership documents including but not limited to, certifications, statements, affidavits, and attestations, pertaining to examinations, audits, site reviews and inquiries.

(e) Each Officer shall also have the power and authority to perform any and all actions hereinafter designated to any Junior Officer of the Partnership.

4. **Junior Officers.** Each individual listed on the Schedule below is hereby appointed to the position opposite such person's name (each, a "Junior Officer") on such schedule:

<b>Name</b>	<b>Title</b>
	<i>Assistant Vice President, Foreclosure and Bankruptcy*</i>
	<i>Assistant Vice President, REO Manager*</i>
	<i>Assistant Vice President, Title and Escrow*</i>
	<i>Assistant Vice President, Foreclosure and Bankruptcy*</i>
	<i>Assistant Vice President, Foreclosure and Bankruptcy*</i>
	<i>Assistant Vice President, REO Manager*</i>
	<i>Assistant Vice President, Claims Management*</i>
	<i>Bankruptcy Manager*</i>
	<i>Claims Manager*</i>
Anthony Daddona*	<i>Foreclosure Manager*</i>
	<i>Foreclosure Manager*</i>
	<i>Foreclosure Manager*</i>
	<i>Foreclosure Manager*</i>
	Assistant Vice President
	Assistant Vice President
	Assistant Vice President
	Assistant Vice President
	Assistant Vice President
	Assistant Vice President
	Assistant Vice President
	Assistant Vice President

(a) Junior Officers shall not have the authority to execute and deliver any instrument, document or agreement in the name of the Partnership, unless authorized pursuant hereto, or pursuant to an individual special resolution.

(b) Permitted Junior Officer Actions.

(i) Notwithstanding the foregoing, the Junior Officers whose names and titles are reflected with an asterisk and the title "*Assistant Vice President, Foreclosure and Bankruptcy\**", "*Foreclosure Manager\**" and "*Bankruptcy Manager\**" shall have the power and authority to execute and deliver in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: any instrument,

document or agreement relating to any "Junior Officer Foreclosure and Bankruptcy Action".

(a) As used herein, a "Junior Officer Foreclosure and Bankruptcy Action" shall mean executing and delivering any of the following documents in connection with any mortgage loan serviced in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: documents reasonably found to be necessary, proper or expedient in connection with the (a) default, collection, liquidation or foreclosure of any residential mortgage loan, including but not limited to affidavits of default, foreclosure deeds, (b) the bankruptcy of the mortgagor(s) under any residential mortgage loan, (c) the appointment of any successor or substitute trustee under a deed of trust mortgage, and (d) assignment(s) of Security Instruments and note allonges.

(ii) Notwithstanding the foregoing, the Junior Officers whose names and titles are reflected with an asterisk and the title "***Assistant Vice President, Title and Escrow\*\****" and "***Assistant Vice President, REO Manager\*\****" shall have the power and authority to execute and deliver in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: any instrument, document or agreement relating to any "Junior Officer Title and Escrow Action" or "Junior Officer REO Action".

(a) As used herein, "Title and Escrow Action" and "REO Action" shall mean executing and delivering any of the following documents in connection with any mortgage loan and/or real estate owned asset serviced in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: (a) instruments, documents and agreements relating to the modification, subordination, full or partial release and satisfaction of security instruments related to residential mortgage loans (i.e. mortgages, deeds of trust, deeds or similar documents, collectively "Security Instruments"), or real estate (i.e. grant, warranty or quitclaim deeds); (b) assignment(s) of Security Instruments, note allonges; (c) conveyances of any real or personal property; (d) leases pertaining to real estate owned assets; and (e) any contract for the retention of real estate brokers, property appraisers or property managers.

(iii) Notwithstanding the foregoing, the Junior Officers whose names and titles are reflected with an asterisk and the title "***Assistance Vice President, Claim Management\*\****" shall have the power and authority to execute and deliver in the name of the Partnership, *on its own behalf or in a fiduciary or agency capacity for an affiliate or third party*: warranty deeds, substitute trustee deeds, deeds transferring title into the name of HUD, its secretary, or such other entity as required pursuant to claims management.

5. Assistant Secretaries. Each individual listed on the Schedule below is hereby appointed, or his/her earlier appointment is hereby re-confirmed, to the position opposite such person's name (each, an "Assistant Secretary") on such schedule:

	Assistant Secretary
	Assistant Secretary
	Assistant Secretary



	Assistant Secretary
	Assistant Secretary

(a) Each Assistant Secretary shall have the power and authority to attest any document, instrument or agreement executed by any Executive Officer, Officer or a Junior Officer in connection with any Executive Officer Action, Officer Action or Junior Officer Action which requires an attestation.

6. **Limited Signers.** Each individual listed on the Schedule below is hereby appointed to the position opposite such person's name (each, a "Limited Signer") on such schedule:

Name	Title
	Corporate Appearances Manager
	Contested Default Case Manager
	Litigation Manager
	Litigation Specialist
	Litigation Specialist
	Litigation Specialist
	Litigation Specialist
	Litigation Specialist
	Litigation Specialist
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Asset Manager, Loss Mitigation
	Contested Foreclosure Manager
	Contested Foreclosure Specialist
	Contested Foreclosure Specialist
	Contested Foreclosure Specialist
	Contested Foreclosure Specialist
	Legal Title Specialist
	Legal Title Specialist
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager

	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager
	REO Asset Manager

(a) Each Limited Signer whose title consists of **“Manager – Legal Department”, “Corporate Appearances Manager”, “Litigation Specialist”, “Legal Title Specialist”, “Contested Foreclosure Manager”** or **“Contested Default Case Manager”** shall have the authority to execute such documents which may be found necessary, proper or expedient in defending or resolving litigation, or curing title defects related to mortgage loans in which the Partnership has an obligation to defend such litigation, either on its own behalf or in a fiduciary or agency capacity, including, without limitation, interrogatories, affidavits, and settlement agreements. Notwithstanding the foregoing, the act of executing settlement agreements on behalf of an investor or owner of mortgage loans for whom the Partnership acts in a fiduciary, agent or servicing capacity, must receive the prior written approval and consent of such investor or owner party before such settlement agreement is signed on its behalf.

(i) Limited Signers whose title consists of **“Manager – Legal Department”, “Corporate Appearances Manager”, “Litigation Specialist”, “Contested Foreclosure Manager”** or **“Contested Default Case Manager”** may not execute settlement agreements on behalf of the Partnership where the Partnership itself is financially contributing to the settlement. Such settlements shall be signed by an Executive Officer pursuant to the Executive Officer Actions herein.

(b) Each Limited Signer whose title consists of **“Asset Manager, Loss Mitigation”** shall have the authority to execute and deliver Loss Mitigation Affidavits on behalf of the Partnership.

(c) Each Limited Signer whose title consists of **“Contested Foreclosure Specialist”** shall have the authority to execute and deliver such documents which may be found necessary, proper or expedient in addressing and resolving contested foreclosure matters related to mortgage loans in which the Partnership has an obligation to address, resolve or

respond to such contestation, including, without limitation, discovery requests, interrogatories, and affidavits.

(i) Limited Signers whose title consists of "**Contested Foreclosure Specialist**" may not execute settlement agreements.

(d) Each Limited Signer whose title consists of "**REO Asset Manager**" shall have the authority to execute and deliver listing agreements and real estate purchase contracts, including extensions and addendums thereto, which may be found necessary, proper or expedient in connection with the sale of real estate owned assets ("**REO Assets**") in which the Partnership has an obligation to sell, either on its own behalf or in a fiduciary or agency capacity, such REO Assets. Notwithstanding the foregoing, the execution of the documents contemplated in this Section 6(d) shall not deviate from (i) the authority granted to the Partnership by the true owner/investor of the REO Asset(s) pursuant to a separate servicing agreement (or equivalent document) and exhibits, side letters, and schedules thereto and (ii) the list price and net offer approved in writing by the true owner/investor of the REO Assets.

7. **Removal.** The General Partner may remove any Executive Officer, Officer, Junior Officer, Assistant Secretary or Limited Signer at any time with or without cause or reason. Each Executive Officer, Officer, Junior Officer, Assistant Secretary or Limited Signer shall be deemed to have resigned as an officer of the Partnership contemporaneously with the separation of such individual's employment with the Partnership, and such resignation shall be effective on the date of such separation of employment without any further action by the Limited Partnership or any other person.

**IN WITNESS WHEREOF**, the undersigned duly authorized officer of Selene Ventures GP LLC has executed this Action of the General Partner on behalf of such company, solely in such capacity and not with any personal liability, on this 24th day of March 2015. Any actions taken by the undersigned in her capacity as President of the General Partner prior to the effective date of this Consent is hereby confirmed, approved and ratified.

**GENERAL PARTNER:**

**SELENE VENTURES GP LLC**, a Delaware  
limited liability company

By: Karen Bellezza

Name: Karen Bellezza

Title: President

Date: March 24, 2015